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DIGITALLY VERIFIED RECORD

ASSISTANT DIRECTOR,
CT TOWN AND COUNTRY PLANNING OFFICE,
CHENGALPATTU DISTRICT

From
Thiru.G.Raghul Kumar, M.E.,
Assistant Director,
District Town and Country Planning,
Chengalpattu District,
124, GST Road,
Municipal Shopping Complex,
Chengalpattu 603 001.
E-mail: ddcgldistrict@gmail.com
Ph : 044 - 27422144

To
The President,
Mugaiyur Village,
Lathur Panchayat Union,
Cheyyur Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/0593798/2025 Date: .10.2025.

Subject

RESIDENTIAL APARTMENT BUILDING - OFFICE OF THE CHENGALPATTU DISTRICT TOWN AND COUNTRY PLANNING, CHENGALPATTU - Chengalpattu District, Cheyyur Taluk, Lathur Panchayat Union, Thenpattinam Panchayat, Mugaiyur Village, S.No.615/3C at Plot No.21, Construction of Residential Apartment Building at (Stilt + 5 Floors), Site Extent – 1114.83 sq.m, FSI Area – 3322.48 Sq.m - Concurrence Under Section 47(A) of T&CP Act issued – Forwarded for further action - Reg.

Reference

1. Application Reference No. SWP/BPA/0593798/2025 Scrutiny Reference No.2TEZ1R9O Dated: 17.07.2025 Received from **M/s. AD REALTY**
2. Joint Director, Agricultural and Welfare Department, Chengalpattu NOC Letter No.Moo.Mu.Ka.No.E2/5861/2025, Dated:05-08-2025
3. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.

4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.

5. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.

6. G.O. No.166, Housing and Urban Development Department, Dated: 29.11.2008.

7. G.O. No.168, Housing and Urban Development Department, Dated: 29.11.2008. (Insisting TNRERA Registration)

8. G.O. No.85, Housing and Urban Development Department, Dated: 16.05.2017.

9. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)

10. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)

11. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.

12. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)

13. Letter Roc No. 7963/2022/K1, Dated: 23.04.2022 of Director of Town and Country Planning, Chennai (Circular)

14. G.O. No.53, Housing and Urban Development Department [UD4(1)], Dated: 28.02.2024

15. Tamil Nadu Government Gazette No.28, Part – II, Section 2, Dt: 10.07.2024.

16. Block Development Office, Lathur Panchayat Union, Letter Na.Ka.No.135/2023/B3, Dt: 04.09.2025 & Special Officer, Block Development Office(V.P), Lathur Panchayat Union, Letter Na.Ka.No.1806/2018/B3, Dt: 16.11.2018

17. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, Shelter Charges, Premium FSI Charges, CC Charges, Security Deposit Charges, Display board charges and Development Charges respectively Dt: 12-09-2025

18. Payment of Scrutiny Fee Dt: 17.07.2025, OSR Charges Dt: 11-09-2025 and Centage charges, Infrastructure and Amenities Charges, Shelter Charges, Premium FSI Charges, CC Charges, Security Deposit Charges, Display board charges and Development Charges received from the applicant respectively Dt: 19-09-2025

Order:

The application seeking Planning Permission for the proposed construction of Residential Apartment Building - Chengalpattu District, Cheyyur Taluk, Lathur Panchayat Union, Thenpattinam Panchayat, Mugaiyur Village, S.No.615/3C at Plot No.21, Construction of Residential Apartment Building at (Stilt + 5 Floors), Site Extent – 1114.83 sq.m, FSI Area – 3322.48 Sq.m was processed as per the prevailing rules and after perusing the records and conducting site inspection.

The Proposed Residential Building satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 12 & 13th cited above.

The proposed site boundaries as "A, B, C, D"

Site Extent : 1114.83 Sq.m.

Area Statement Details

S.No.	Floor Name	FSI Area (in Sq.m)	Non FSI Area (in Sq.m)	Total Build-up Area (in Sq.m.)	Usage
1.	Stilt Floor	87.98	652.02	740.00	**Residential Apartment Building**
2.	First Floor Area	646.90	-	646.90	
3.	Second Floor Area	646.90	-	646.90	
4.	Third Floor Area	646.90	-	646.90	
5.	Fourth Floor Area	646.90	-	646.90	
6.	Fifth Floor Area	646.90	-	646.90	
7.	Terrace Floor Area (Head Room)	-	28.52	28.52	
	Total Area	**3322.48**	**680.54**	**4003.02**	

Total Build-up Area : 4003.02 Sq.m

Total FSI Area : 3322.48 Sq.m

FSI : 2.98 %

Building Height : 17.40m

No.of Dwelling Units : 35 Nos

PARKING DETAILS :-

No. of Car Parking Provided : 14 Nos.
No. of PH Car Parking Provided : 02 Nos.
No. of Visitors Car Parking Provided : 05 Nos.
No. of Two Wheeler Parking Provided : 35 Nos.
No. of PH Two Wheeler Parking Provided : 2 Nos.
No. of Visitors Two Wheeler Parking Provided : 3 Nos.

With the above area, the proposed Residential building proposal is given technical approval with the following special and general conditions. The building plan Numbered as **SWP/Residential Apartment Building/A.D./D.T.C.P(CD3) No.98/2025**

The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.

If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 5th cited above. The payment of charges shall be made under the following head of account.

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes - 800 other Receipts - AS Receipts under Land Use Conversion Charges-227 Non Taxation fees - 09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

SPECIAL CONDITIONS:

1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer / seller. If any dispute arises towards

the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.

2. It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.

3. If any NOC obtained from State and Central Government Departments which conditions mentioned in NOC should be addressed.

4. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local bodies Act. Planning Permissions is issued subject to the condition that the applicant / developer and also the architects / Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.

5. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.

6. The Town and Country Planning Department has not legally confirmed the land ownership of the applicant by issuing technical permission/planning permission. Before granting technical permission and planning permission, the documents submitted with the applicant's application (purchase deed, lease deed, lease, grant deed, public power deed etc.) are only verified whether the applicant has the right to develop. Thereby it is seen whether the initial applicant has the right to develop.

   Any person who wants to purchase the property must separately confirm the ownership of the property to the applicant. Also, if any other individual has a claim over it, they can settle it before a court of competent jurisdiction, Urban Development Department is not the appropriate body to decide this.

7. The provisions in the G.O.(Ms). No.17; Housing and Urban Development (UD4)(3) Department dated; 05.02.2016 relating to installation and use of solar energy system should be followed.

8. “The Tamil Nadu Government in G.O.(Ms) No:112, Housing and Urban Development Department dated: 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act, 2016. The Promoter has to advertise, market, book, sell or offer of sale, or invite person to Purchase in any manner any

plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Regulatory Authority".

9. Electrical Transformer room should be constructed as per the rule 46 of TNCD&B Rules 2019 with Satisfaction of TANGEDCO.

CONDITIONS:

1. Solar Water Heating System should be installed for the proposed Residential use construction.
2. The parking slot shall be used for that purpose as intended in the map.
3. The openings shown on the plot should be fixed accordingly.
4. No alteration shall be made in the building contrary to the existing approved drawings. Prior approval of this authority should be obtained if any changes are to be made.
5. Rainwater harvesting facilities as shown in the map. Government order No.138, Department of Municipal Administration and Drinking Water Supply dated: 11.10.2002 shall be implemented in the building. The petitioner shall provide at his own cost the disposal of sewage from the proposed building through private vehicles, secured drinking water facilities for the residents and water facilities for other needs.
6. Anti-mosquito device should be fitted to drinking water overhead tank and well located in the plot.
7. Fire prevention and fire fighting devices shall be provided as per rules in the proposed construction.
8. As per G.O No.341, Municipal Administration and Drinking Water Supply (N.N.1) Department Date: 03.11.2004 "U" Trap should be installed in septic tank.
9. Fly Ash Bricks and Materials should be used for the proposed building as per Environment and Forest Department notification.
10. A copy (true copy) of the approved drawing shall be installed on the board in a manner visible to all at the site during construction.
11. Wiring should be done by a government approved electrical contractor when the building is constructed.

The fees collected from the applicant are as follows.

1. **Scrutiny Fee -Rs. 9,672/-** Payment Receipt No. 20250717593798
   Transaction ID : 8996728250856 Dt: 17-07-2025

2. **Centage Charge for Building – Rs. 5,000/-** E-Challan No. 20250919008361
   SBI Collect Bank ref No. CPAFQQPFH2 Dt: 19-09-2025

3. **Centage Charge for Land – Rs.300/-** E-Challan No. 20250919008361
   SBI Collect Bank ref No. CPAFQQPFH2 Dt: 19-09-2025

4. **Infrastructure &Amenities Charges - Rs.12,56,250**/-
   E-Challan No. 20250919008361
   SBI Collect Bank ref No. CPAFQQPFH2 Dt: 19-09-2025

5. **CC Charges – Rs.36,057/-** Payment Receipt No. 20250919593798
   Transaction ID : 9209145739927 Dt: 19-09-2025

6. **Security Deposit Charges – Rs. 6,28,125/-** Payment Receipt No. 20250919593798
   Transaction ID : 9209145739927 Dt: 19-09-2025

7. **Display Board Charges – Rs.1,500/-** Payment Receipt No. 20250919593798
   Transaction ID : 9209145739927 Dt: 19-09-2025

8. **Shelter Charges – Rs. 4,293/-** E-challan No. 20250919008721
   BI Collect Bank ref No. CPAFQQPRB4 Dt: 19-09-2025

9. **Premium FSI Charges – Rs. 6,13,250/-** E-Challan No. 20250919008361
   SBI Collect Bank ref No. CPAFQQPFH2 Dt: 19-09-2025

10. **DevelopmentFe for Building – Rs. 40,200/-** Payment Receipt No.20250919593798
    Transaction ID : 9209145739927 Dt: 19-09-2025

11. **Development Free for Land – Rs. 4,460/-** Payment Receipt No. 20250919593798
    Transaction ID : 9209145739927 Dt: 19-09-2025

12. **OSR Charges – Rs. 1,24,875/-** E-challan No. 20250909036201
    RBI Collect ref No: 20250911103154840725 Dt: 11-09-2025

13. **Flag Day Found – Rs. 3,000/-** Bank Ref No: FD/FUND/1587818
    Receipt No: IP252635605125 Date: 20-09-2025

Assistant Director,
District Town and Country Planning Office,
Chengalpattu District

Copy To:

1. **M/s. AD REALTY**
   Plot No.21, 615/3C,
   Thenpattinam,
   Mugaiyur Village,
   Chengalpattu – 603 305.

2. **The Chairman,**
   Tamil Nadu Real Estate Regularity Authority,
   No.14, CMDA Tower II, 1st Floor,
   Gandhi Irwin Bridge Road, Egmore,
   Chennai – 600 008.

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.